

036.A

0006

0018.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

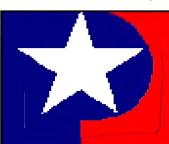
186,000 / 186,000

USE VALUE:

186,000 / 186,000

ASSESSED:

186,000 / 186,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		ARIZONA TERR, ARLINGTON

OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	5
Owner 2:			
Owner 3:			

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	COLARUSSO ANTHONY M -
Owner 2:	TRUSTEE/ADEM TRUST -

Street 1: 22 MILL ST #305

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 585 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								125625
								GIS Ref
								GIS Ref
								Insp Date
								09/28/17

Parcel ID										036.A-0006-0018.0	PRINT	Date	Time
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	102	FV	180,800	0	.	.	180,800	180,800	Year End Roll	12/18/2019			
2019	102	FV	166,600	0	.	.	166,600	166,600	Year End Roll	1/3/2019			
2018	102	FV	157,700	0	.	.	157,700	157,700	Year End Roll	12/20/2017			
2017	102	FV	110,200	0	.	.	110,200	110,200	Year End Roll	1/3/2017			
2016	102	FV	110,200	0	.	.	110,200	110,200	Year End	1/4/2016			
2015	102	FV	138,700	0	.	.	138,700	138,700	Year End Roll	12/11/2014			
2014	102	FV	133,500	0	.	.	133,500	133,500	Year End Roll	12/16/2013			
2013	102	FV	133,500	0	.	.	133,500	133,500		12/13/2012			

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
COLARUSSO ANTHO	73575-554	1	11/1/2019	Convenience		1	No	No					
MACNEIL MAVIS E	25300-161		4/25/1995		36,000	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 7.															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	4 - Flat			OTHER FEATURES																			
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1965	Eff Yr Blt:		Location:	R - Rear																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:	G18	Fact:	.	Floor:	2 - 2nd Floor																		
Const Mod:				% Own:	0.781799972																		
Lump Sum Adj:				Name:	5 - 6011																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	30.6	%		Plumbing:															
Bsmnt Flr:				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.52564108			General:															
Electric:	3 - Typical			Const Adj.:	0.98931295			COMPARABLE SALES				SUB AREA											
Insulation:	2 - Typical			Adj \$ / SQ:	482.988			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL									
Int vs Ext:	S			Other Features:	32705																		
Heat Fuel:	3 - Electric			Grade Factor:	1.00																		
Heat Type:	6 - Elec Base/B			NBHD Inf:	0.85000002																		
# Heat Sys:				NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	267965																		
% Com Wall:		% Sprinkled:		Depreciation:	81997																		
				Deprecated Total:	185967																		
MOBILE HOME				WtAv\$/SQ:		AvRate:																	
Make:								Juris. Factor:	1.00	Before Depr:	410.54												
Model:								Special Features:	0	Val/Su Net:	317.95												
Serial #:								Final Total:	186000	Val/Su SzAd:	317.95												
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0006-0018.0								IMAGE				AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:							Total:							